

Indy Self-Serve Car Washes

Auction Date	Tuesday, October 24th at 10:00 AM
Auction Location	710 N. Shortridge Rd., Indianapolis, IN 46219
Other Pertinent Data	Financials available upon request.
Required Downpayment	\$10,000 per property on auction day, brought to 10% by 10/27.
Closing Time	November 27, 2017 or before.
Tax Administration	Buyer's first tax liability will be the May 2018 installment.

710 N. Shortridge Rd., Indianapolis, IN 46219	
Zoning	C-4 (Community - Regional District)
Parcel Number	49-10-01-102-011.000-770
Lot Size	1.0 +/- AC
Frontage Area	144' on Shortridge Rd.
Building Size	2,850 SF (Warehouse - 1,425 SF / Offices - 1,425 SF)
# of Wash Bays	6 (Clearance - (3) 10' 8", (3) 8' 6")
# of Vacuums	10 (5 Double Islands)
Assessed Tax Value	\$166,100 (2016)
Annual Taxes	\$4,983 (2016 pay 2017)

8730 E. 21st St., Indianapolis, IN 46219	
Zoning	C-4 (Community - Regional District)
Parcel Number	49-08-30-114-015.000-700
Lot Size	0.77 +/- AC
Frontage Area	134' on 21st St.
Avg. Daily Traffic Count	12,588 (INDOT 2017 AADT)
# of Wash Bays	5 Self-Serve/1 Automatic (Clearance 8' 6")
# of Vacuums	7 (2 Double Islands / 3 Single Islands)
Assessed Tax Value	\$161,700 (2016)
Annual Taxes	\$4,850.98 (2016 pay 2017)

4525 N. Shadeland Ave., Indianapolis, IN 46226	
Zoning	C-4 (Community - Regional District)
Parcel Number	49-07-13-123-027.000-407
Lot Size	1.39 +/- AC
Frontage Area	155' on Shadeland Ave.
Avg. Daily Traffic Count	25,871 (INDOT 2017 AADT)
# of Wash Bays	8 (Clearance 10' 8")
# of Vacuums	11 (4 Double Islands / 3 Single Islands)
Assessed Tax Value	\$147,600 (2016)
Annual Taxes	\$3,972.96 (2016 pay 2017)